

Topsfield Planning Board

March 6, 2012

Chairman Morrison called the meeting to order at 7:30 PM at the Town Library. Board members present were Martha Morrison, Janice Ablon and Gregor Smith. Roberta Knight, Community Development Coordinator was also present.

Visitors: Peter Hebert, Thomas Mannetta, Peter Blaisdell, James DiBenedetto, Debra DiBenedetto, Stephen Longmuir.

Minutes: There were no minutes for review.

5-15 Main Street: The Planning Board reviewed the materials submitted by the Institution for Savings for Site Plan Review by the Zoning Board of Appeals. The site plan application by the Institution For Savings is a proposal for the conversion of the building at 5 Main Street to a bank. The Board offered the following comments:

1. The Board understood that the Bank had already agreed that the wall was not necessary; however the Board agreed with the David Bond's comments. Walls are not typical of village streetscapes, and as such the Board determined that a fence would be more appropriate. If there is a need for outdoor seating, the Board would encourage the Bank to coordinate to match the benches that are currently installed in the business village.
2. The Board noted its concern about the proposed traffic pattern but understood the difficulties of the site, and would encourage that the site plan be revisited to allow for Egress via Central Street once the People's United Bank departs.
3. The Board endorsed the expansion of the Park street parking lot; moreover, the proposed design is similar to plans discussed by this Board and the Highway Department.
4. The Board believed that the clock tower cupola is seriously out of proportion to the simple structure at 5 Main Street. Architecturally, this imposing structure makes little sense on top of the proposed drive-through canopy.

Chairman Morrison volunteered to draft a letter for the Board to the Zoning Board of Appeals in regard to the Planning Board's comments on the site plan proposal.

103 Wenham Road: At 8:00PM, Chairman Morrison called to order the public hearing to consider the application of Peter Hebert for 103 Wenham Road pursuant to the Topsfield General By-laws, Chapter 51, Stormwater Management And Erosion Control for a stormwater management permit for the construction of a single family dwelling, septic system and driveway.

Engineer Thomas Mannetta reviewed the plan with the Board. Chairman Morrison noted that Highway Superintendent David Bond acting in his capacity as the Board's Stormwater Coordinator has provided written comments to the Board in which he has approved the plan with the condition that he be present during the installation of the CulTec chambers. The Board agreed with Mr. Bond's position.

Clerk Janice Ablon made the motion to approve a Stormwater Management & Erosion Control Permit for 103 Wenham Road as shown on plan entitled "Drainage Site Plan 103 Wenham Road"; Dated: February 15, 2012; Prepared by: Thomas Mannetta, Inc.; Prepared for: Peter D. Hebert; Owned by: by Peter D. Hebert and M. H. Aspesi, Trustees of 95 Wenham Road Trust subject to the following conditions:

1. The approval of the septic system by the Topsfield Board of Health as shown on said plan entitled "Drainage Site Plan 103 Wenham Road", dated February 15, 2012.
2. Inspection of the CulTec chambers during their installation by Highway Superintendent/Stormwater Coordinator David Bond.

Seconded by Member Gregor Smith; so voted 3-0.

Stormwater Management & Erosion Control Bylaw: The Board reviewed and discussed the composite draft 3 dated March 1, 2012, and made minor clarifying revisions to the draft.

120 Hill Street: Engineer Peter Blaisdell reviewed the proposed ANR plan for 120 Hill Street with the Board. Owners James and Debra DiBenedetto also participated in the discussion and abutter Stephen Longmuir was also present. The Board proceeded with the checklist review, determined that the plan met the Planning Board requirements and made the determination that this plan was not subject to the Subdivision Control Act. Gregor Smith made the motion to endorse as "Approval Not Required" a Plan entitled "Plan of Land in Topsfield, MA, 120 Hill Street"; Dated: February 27, 2012; Prepared by: Williams & Sparages, 191 South Main Street, Suite 103, Middleton, MA 01949; Owned by: James W. & Debra L. DiBenedetto; Showing the division of land on Map 68, Parcel 48 in the Town of Topsfield, Essex County, Massachusetts into four (4) lots shown on said plan as Lots 1, 2, 3 and remaining land of Lot 10; seconded by Clerk Janice Ablon; so voted 3-0.

Chairman Morrison noted that the lots would be subject to the Scenic Road By-law and the Stormwater Management and Erosion Control By-law and applications for said permits would be required for the development of the three (3) ANR lots.

The meeting was adjourned at 9:24PM.

Respectfully submitted,

Roberta M. Knight
Community Development Coordinator